

STAFF REPORT
August 7, 2014

No. 14PL039 - Preliminary Subdivision Plan

ITEM 2

GENERAL INFORMATION:

APPLICANT	ZCO Incorporated
AGENT	Sperlich Consulting, Inc.
PROPERTY OWNER	ZCO Incorporated
REQUEST	No. 14PL039 - Preliminary Subdivision Plan
EXISTING LEGAL DESCRIPTION	A portion of Tract 1 of the E1/2 of Section 16, located in the SE1/4 of the SE1/4 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Proposed Lots 2 thru 4 of Block 14 and Lots 2 thru 4 of Block 16 of Elks Country Estates
PARCEL ACREAGE	Approximately 1.55 acres
LOCATION	South of the intersection of Jolly Lane and Padre Drive
EXISTING ZONING	Low Density Residential District II (Planned Development)
FUTURE LAND USE DESIGNATION	Urban Neighborhood
SURROUNDING ZONING	
North:	Low Density Residential District II (Planned Development) - General Agricultural District - General Agricultural District (Planned Development)
South:	Low Density Residential District I (Planned Development Designation)
East:	General Agricultural District
West:	Low Density Residential District II (Planned Development)
PUBLIC UTILITIES	City sewer and water
DATE OF APPLICATION	July 2, 2014
REVIEWED BY	Vicki L. Fisher / Nicole Lecy

RECOMMENDATION:

Staff recommends that the Preliminary Subdivision Plan be approved with the following stipulations:

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1. Prior to submittal of a Final Plat application, "No-parking" signs shall be posted along the east side of Jolly Lane in accordance with Rapid City Standard Specifications pursuant to the approved Exception request (File #14EX135) to reduce the pavement width for Jolly lane from 34 feet to 32 feet or an approved cost estimate and surety shall be posted for the signage upon submittal of a Final Plat application; and,
2. Prior to submittal of a Final Plat application, the Certificate of Ownership on the plat document shall be revised to show "ZCO Inc." as the owner instead of "Triple Z Real Estate Development, LLLP" or documentation shall be submitted verifying that the ownership has changed.

GENERAL COMMENTS:

The applicant has submitted a Preliminary Subdivision Plan application to create six residential lots, leaving an unplatted balance. The proposed lots are identified as Phase Three of Elks Country Estates and range in size from 0.22 acres to 0.28 acres.

The property is located at the southern terminus of Jolly lane and is currently void of any structural development.

A Preliminary Subdivision Plan is a tentative plan of a proposed subdivision requiring the installation of public improvements. Approval of a Preliminary Subdivision Plan by the City Council is required before an applicant can proceed with Development Engineering Plans and a Final Plat application for all or part of the area within the Preliminary Subdivision Plan application.

STAFF REVIEW:

Staff has reviewed the Preliminary Subdivision Plan and has noted the following considerations:

Zoning: The property is zoned Low Density Residential II and is a part of an approved Planned Residential Development (File #1125) to allow single family residences and/or townhome development. The proposed lots meet the minimum lot size requirements for both single family and townhome development.

Master Plan: The applicant has submitted a revised Master Plan for the unplatted balance identifying four additional phases of development. This Master Plan is slightly different than previously submitted Master Plan(s) for Elks Country Estates but continues to show street and lot layout designs. The applicant should be aware that street construction plans for the future phases must be in compliance with the Infrastructure Design Criteria Manual.

Jolly Lane: Jolly Lane serves as access to the proposed lots and is classified as a collector street on the City's Major Street Plan requiring that it be located within a minimum 68 foot wide right-of-way and constructed with curb, gutter, sidewalk, street light conduit, water, sewer and a minimum 34 foot wide paved surface to allow parking on both sides of the street. Jolly Lane is currently located within a 70 foot wide right-of-way and has been constructed as a collector street with the exception of a 32 foot wide paved surface which only allows parking on one side of the street. On July 14, 2014, an Exception (File #14EX135) was approved to reduce the pavement wide from 34 feet to 32 feet with the stipulation that 'No parking' signs be posted along the east side of Jolly Lane. As such,

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prior to submittal of a Final Plat application, "No-parking" signs must be posted along the east side of Jolly Lane in accordance with Rapid City Standard Specifications and as per the approved Exception request (File #14EX135) to reduce the pavement width for Jolly lane from 34 feet to 32 feet or an approved cost estimate and surety must be posted for the signage upon submittal of a Final Plat application.

Water: A 12 inch water main exists along Jolly Lane adjacent to the proposed lots. Water services appear to be previously constructed along Jolly lane to the location of the proposed lots. However, services to all proposed lots have not been located at this time. The applicant should be aware that water and sewer services must be provided to each lot per Chapter 3 of the infrastructure Design Criteria Manual and Sections 8 and 9 of the Rapid City Standard Specifications.

The lots are located in the Low Level Water Zone which serves elevations of 3100 feet to 3300 feet. Static pressures in this development are approximately 135 psi. The applicant should be aware that Pressure Reducing Valves (PRV's) must be provided on all water services within this development.

Sewer: A 10 inch sewer main exists along Jolly Lane adjacent to the proposed lots. The Jolly Lane Lift Station accommodates the sanitary sewer flows from the proposed development. Per the design report submitted with the most recent phase of Elks Crossing Subdivision, the lift station has capacity for an additional 70 future units. This phase proposes an additional 6 units, leaving 64 additional units until capacity of the lift station is reached. The applicant should be aware that the lift station is nearing its capacity.

Traffic Impact Study: A traffic Impact study was prepared with the adjacent Elks Crossing Subdivision which included the proposed Elks Country Estates Subdivision. The build out of the proposed phase does not appear to trigger any roadway improvements in addition to the existing infrastructure and projects pending construction. A traffic light is planned for the East Minnesota Street and Elk Vale Road intersection when traffic counts warrant the improvement.

Platting Process: If the "No parking" signs are posted along the east side of Jolly Lane in accordance with Rapid City Standard Specifications, a Development Engineering Plan application is not required as all subdivision improvements would then be in place. Subsequently, the applicant can proceed with the submittal of a Final Plat application.

Summary: The proposed Preliminary Subdivision Plan generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.